



WRIGHTS



Flat 7, 71 Great North Road, Hatfield, Hertfordshire AL9 5EN

£300,000 - Leasehold

### Property Summary

Wrights of Hatfield are proud to welcome to the market this immaculate well presented two bedroom ground floor apartment situated in the Historic Old Hatfield Location close to rail networks servicing London's Kings Cross station and is ideal for commuters. The property boasts many features including modern open plan living space with a fitted kitchen with Quartz work surfaces and integrated appliances to suit all needs with dining area leading to a bright spacious living room. The two bedrooms benefit from wardrobes and the modern bathroom caters for everyone. Externally there is an allocated parking space and communal areas. We highly recommend an internal viewing at your earliest convenience to appreciate this immaculate home.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

### Features

- Contemporary Style Apartment
- Open Plan Living
- Ground Floor
- Fully Fitted Kitchen
- Underfloor Heating
- Allocated parking space
- Historic Old Hatfield Location
- Commuter Links Nearby
- Communal Garden



## Room Descriptions

### Entrance Hall

Via Hardwood entrance door, laminate wood flooring, downlights, security entry phone system, airing cupboard, additional storage cupboard, doors leading off to:

### Lounge/Kitchen/Diner

13' 6" x 18' 10" (4.11m x 5.74m) Rear aspect double glazed window, underfloor heating, laminate wood flooring to Living and dining area. Fully fitted contemporary kitchen comprising matching wall and base units with QUARTZ worksurfaces incorporating stainless steel one and half bowl sink unit. Fitted oven and hob with extractor fan over. Integrated appliances including fridge/freezer, dishwasher and washing machine. Modern downlighting.

### Bedroom One

9' 0" x 15' 3" (2.74m x 4.65m) Rear aspect double glazed window. Laminate wood flooring with underfloor heating. Built in double wardrobes.

### Bedroom Two

9' 0" x 11' 11" (2.74m x 3.63m) Rear aspect double glazed window, Laminate wood flooring with underfloor heating. Large wardrobes.

### Family Bathroom

Modern fitted bathroom comprising a four piece bathroom suite which includes a panel enclosed bath, wall mounted wash hand basin with storage below, low flush WC and an independent Shower cubicle. Attractive tiling to splashback areas, heated towel rail, tiled flooring with underfloor heating.

## EXTERNAL AREAS

### Allocated Parking Space

## AGENTS ADDITIONAL INFORMATION

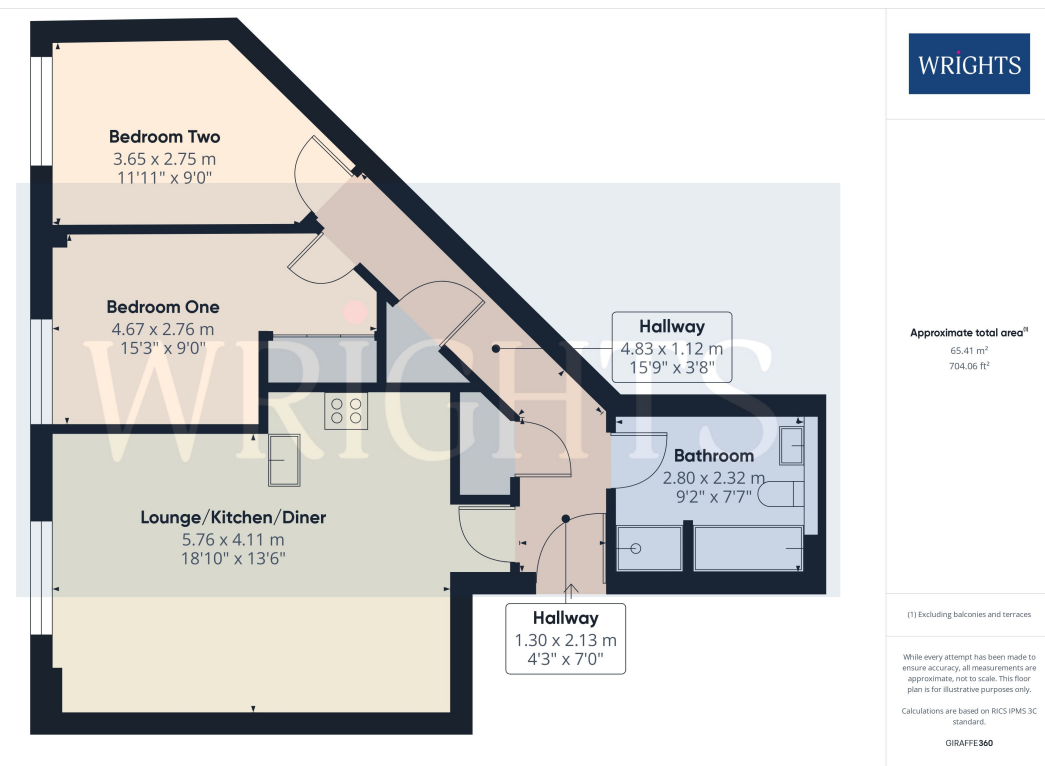
### Information

Council Tax Band D

Leasehold Information: 117 years remaining

Ground Rent: £200pa

Service Charge: £1920 pa



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	80	80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	